

**SALEM INLAND WETLANDS AND CONSERVATION COMMISSION**

**(IWCC)**

**REGULAR MEETING**

**March 12, 2012**

**7:30 PM**

**Present:** S. Snyder, Chairperson, E. Belt, D. Khan-Bureau, W. Leuck, L. Wildrick, E. Natoli, R. Phillips, G. Balavender, Alt, M. Chinatti-WEO

**Absent:** Vacancy Alt., Vacancy Alt.

**CALL TO ORDER:** S. Snyder called the meeting to order at 7:30 PM and introduced the members present.

**PUBLIC HEARING-**None

**ADDITIONS TO THE AGENDA-**none

**APPROVAL OF MINUTES:**

**M/S/C (Leuck/Natoli) to approve the minutes of the January 9, 2012 Regular Meeting as presented.**

**Vote: Approved. In favor-Snyder, Belt, Wildrick, Natoli, Philips. Opposed-none. Abstaining-Leuck.**

**WETLANDS ENFORCEMENT OFFICER'S REPORT:** M. Chinatti addressed the As of Right application before the Commission. (See file copy) She also updated the members on possible legislation regarding mandatory training sessions for all members.

**OLD BUSINESS-**None

**NEW BUSINESS:**

**1. AR #12-03-01, 703 Hartford Road-Loraine Johnson.**

L. Johnson explained to the members the layout of the property. She stated that the 50 foot access is the only way into the back lot. She explained the property

along Hartford Road belongs to her and her husband. The property behind her land is approximately 42 acres and is owned by her and her sister. She stated that the back property was recently flagged for wetlands and is currently in the 490 program. Her front property is currently for sale and she is worried that if her land sells then there will be no access for the back/rear property.

She stated she was worried that a large truck would have a difficult time making the sharp corners that are required to access the back lot with the existing wood road.

M. Chinatti stated the applicant has no plans in the immediate future for a timber harvest. The applicant wants access to the land if she decides to sell the front lot. M. Chinatti thought there would be less disturbance if the access hugs the stonewall and uses the existing woods road instead of putting a new road thru the wetlands.

S. Snyder was trying to clarify what the application is actually looking to do. She wanted to know if the building of roads and driveways were part of a timber harvest operation. She stated she was concerned because there is no plan for the timber harvest, therefore; she thought it was premature to be looking at the proposal as an as of right. She did not want to put the Commission in the position of approving a driveway or road that would be used for something other than a timber harvest.

S. Snyder advised the applicant to come back when she has a more concrete plan. The forester should be telling her the best way to access the property. The forester would be constructing a temporary crossing to access the back property.

L. Johnson stated she had a forester walk the property with her and he informed her the property had to be maintained/cleaned up in order for them to keep the 490 designation. The area has not been forested since 1973 but, according to the forester it needs to be cleaned up after the recent storms. L. Johnson informed the members the property was not ready to be harvested for another ten years.

S. Snyder stated that for an as of right determination they need a plan for temporary access for timber harvest.

L. Johnson stated that she cannot guarantee that somewhere down the road she would not be selling the back property.

R. Philips stated there are two types of access;

1. Temporary access to clean up
2. Permanent to possibly build

M. Chinatti stated she has not seen the property.

S. Snyder stated that she thought the applicant should be applying for a driveway permit.

L. Johnson stated that is what she originally wanted to do because the Salem Land Trust has expressed interest in buying it. If she were to sell her front lot and then wanted to sell the back lot it would be easier if there were access already available.

The Commission tried to guide the applicant on available options and what steps to take in preparation for an application. They informed the applicant the Commission would rather see less fill than more, and suggested she have the vernal pools evaluated for quality and depending on the evaluation, she should propose an access that accommodated the quality of the vernal pools.

**M/S/C (Leuck/Khan-Bureau) the Commission makes the determination that the proposed activity is not an as of right but a permit is required. Vote: Approved Unanimously**

The members were asked to keep their paper work for any possible application for the proposed access to the back property.

## **2) Election of Secretary**

S. Snyder gave some background as to the discussion surrounding the postponement of the vote for secretary. She stated there was some question on the officers attending meetings and/or lack of attendance.

D. Khan-Bureau stated she would step down as secretary.

S. Snyder stated that the secretary was not voted on because D. Khan-Bureau was not at the meeting to accept or deny the nominations.

R. Philips stated that there were many meetings that D. Khan-Bureau could not be at but, is her schedule going to change that will allow her to be at more meetings.

D. Khan-Bureau stated her schedule will be changing in April to allow her to be at more meetings.

S. Snyder called for nominations.

**M/S (Phillips/Natoli) to nominate D. Khan-Bureau as Secretary**

**M/ (Snyder) to nominate E. Natoli**

The Commission asked E. Natoli, W. Leuck, and L. Wildrick if they are interested in the Secretary position. They all declined.

**M/S (Khan-Bureau/Leuck) to nominate R. Phillips**

**Vote: Khan-Bureau 5, Phillips 2. D. Khan-Bureau is elected Secretary.**

### **3. Search Committee**

There are two alternate vacant spots on the Commission. S. Snyder noted that in the POCD it was strongly suggested that the IWCC be split into two separate Commissions, a Wetlands Commission and a Conservation Commission. Salem is one of the few towns where the two commissions are combined.

E. Natoli thought they should fill the vacancies with people that might be interested in serving on a conservation commission. He noted that there are two people, L. Schroeder and F. Abetti who have expressed interest in serving on a Conservation Commission. He suggested in the future splitting up the meetings into a Wetlands meeting in the beginning and then a Conservation meeting after adjournment of the Wetlands meeting.

S. Snyder stated there is already a Conservation Committee with L. Schroeder and E. Belt.

E. Belt stated that some towns will have the IWCC conduct wetlands related items and then adjourn after which the IWCC will open a special Meeting and have their Conservation Commission meeting to discuss conservation related items.

M. Chinatti informed them they would have to have to separate agendas and the second meeting would have to be a Special Meeting.

The members thought it would be best to have two separate sections to the Regular Meeting and add a conservation item(s) to the agenda with something specific to discuss.

S. Snyder stated the Commission still needs to find two more people.

D. Khan-Bureau suggested putting something in “Our Town”

G. Balavender suggested a press release.

E. Natoli suggested people they know that would be interested in Commission issues.

S. Snyder suggested making a pitch when their meetings are broadcast.

W. Leuck suggested an announcement at the annual Town Meeting.

S. Snyder stated that she would write something for the town website.

#### **4. Discussion of Continuation of Open Space and Educational Outreach Committees.**

S. Snyder discussed possibly disbanding the Open Space Inventory Committee and Educational Outreach Committee. She stated there is usually no report for these two adhoc committees. She does not want to do away with the subjects and would still like to get updates when available, but omit them as an agenda item.

D. Khan-Bureau and L. Wildrick stated they don’t have an issue with dropping the Education Outreach committee as an agenda item.

The members agreed to eliminate the Open Space Adhoc Committee from future agendas and just receive reports as they become available.

Attendance at meetings was also discussed and the importance of having a quorum. It was also stated that if someone cannot attend a meeting they should call S. Spang or S. Snyder.

#### **CONTINUING BUSINESS**

1. Adhoc Conservation Committee Report-No Report
2. Adhoc Open Space Inventory Committee Report-

S. Snyder received an email from L. Schroeder stating that there are errors in the Assessors records with the 490 farm and 490 forest. The Assessor is correcting them as he finds them or as property owners come in. Until they are corrected she cannot be assured of correct data of the 490 portion of the open space inventory.

3. Adhoc Educational Outreach Committee-No Report

D. Khan-Bureau informed the members that she will have a Rapid Bio Assessment and an Amphibian walk in April, date to be determined.

S. Snyder discussed the Aquifer Protection Plan and stated there were some corrections and clarifications which she will discuss with M. Chinatti and Marc Cohen.

S. Snyder reminded the members to do the employee evaluation forms.

**CORRESPONDENCE:**

Training Program (S. Spang made copies for all members)

L. Wildrick and D. Khan-Bureau would like to attend the second training session in June in Old Lyme

Habitat

E. Conservation Plant Sale

CLEAR Newsletter

CT Land Conservation Conference

CT Wildlife Magazine

Registrar of Soil Scientists

The members decided the Commission should meet even if there are no applications. S. Snyder thought this month's minutes should go out sooner rather than later so members would have ideas on what to discuss at the next meeting.

S. Snyder stated she will write up something for the website.

**CRITIQUE:** R. Phillips stated that he thought the Commission spent too much time on the application which was not appropriate for an as of right determination. He thought it should have been decided in 15 minutes.

S. Snyder stated it took some time to figure out what the applicant wanted.

Some members thought it was appropriate to try to educate the applicant on the proper course.

**ADJOURNMENT:**

**M/S/C (Natoli/Wildrick) to adjourn at 9:45. Vote: Approved Unanimously.**

Respectfully Submitted,

Sue Spang

Recording Secretary

UNAPPROVED